

**WEST WHITELAND TOWNSHIP
Historical Commission
Agenda
Monday, June 8, 2020
7:00 P.M.**

This Meeting will be held by teleconference via Zoom.

CALL TO ORDER

PUBLIC COMMENT

NEW BUSINESS

1. Applicant: Ship Run Developers, LLC
Address: 500 E. Lincoln Hwy.
Historic Sites: 032 (St. Mary's Chapel – Class IE), 038 (Springdale Farms Tenant House – Class III), 307 (Turnpike Station Tenant House – Class III), 308 (House at Turnpike Station – Class I E), 309 (Exton Hotel – Class IL), 311 (Ship Inn – Class IL), 348 (Williams Deluxe Cabins – Class IL).
Request: Recommendation for Conditional Use Approval for the construction of 149 residential units (54 townhomes & 95 single-family units).
2. Applicant: 690 East Lincoln Associates, LLC
Address: 690 E. Lincoln Hwy.
Historic Sites: 032 (St. Mary's Chapel – Class IE), 311 (Ship Inn – Class IL), 343 (Rectory: SS. Philip & James – Class III).
Request: Recommendation for Conditional Use Approval for the construction of Wawa convenience store and gas station and two additional retail stores.

APPROVAL OF MINUTES: May 11, 2020

HISTORICAL COMMISSION CONCERNS

TOWNSHIP UPDATE

ADJOURNMENT

NEXT MEETING: July 13, 2020

Directions to access the Zoom Meeting

Option 1:

Click on this link to register: https://us02web.zoom.us/meeting/register/tJlde-gpj8rbW9Jol5fei7I_3PEbr0AvA

Option 2:

Use your phone and call +1-646-558-8656. When asked, enter the Meeting and Password.

[Virtual Meeting Etiquette](#)

[Zoom Instructions](#)

If you have any questions regarding the projects please e-mail us at questions@westwhiteland.org



ANDREW J. WEIR, PRESIDENT
ajweir@chg-inc.com

PENNSYLVANIA OFFICE
20 Hagerty Boulevard, Suite 3
West Chester, PA 19382
P: (610) 436-9000

May 12, 2020
WC-409

Mr. John Weller, AICP
Director of Planning and Zoning, and
West Whiteland Township Historical Commission
222 North Pottstown Pike
Exton, PA 19341

**Re: Conditional Use Application
Ship Run Residential Development
500 East Lincoln Highway
Exton PA., 19341**

Dear Mr. Weller,

A Conditional Use Application has been submitted by Ship Run Developers, LLC for construction of a residential development at the Laborer's Union Property, at 500 East Lincoln Highway. The 66.9-acre property is in the eastern section of the township, bounded by the Lincoln Highway (Route 30) on the north, the Route 30 By-Pass on the south, and Ship Road to the east. The project site is located within West Whiteland Township's Office/Residential (O/R) zoning district.

It should be noted this project is being developed jointly with 690 East Lincoln Associates, LLC, which is also developing the adjacent Wawa convenience store and commercial buildings on a separate parcel northeast of the 500 East Lincoln Highway site. Although the design of the two projects is being jointly coordinated, the projects have been submitted separately for Conditional Use Approval.

In accordance with the West Whiteland Township Zoning Ordinance, Article XVI: Historic Preservation, Commonwealth Heritage Group (hereinafter Commonwealth) has reviewed the proposed undertaking for potential impacts to the Township's designated historic resources. For this review Commonwealth utilized the following submission documents:

- The Conditional Use Application Narrative, dated April 21, 2020
- Conditional Use Plans, Drawings 1 thru 19, by D.L. Howell Associates, Inc., dated April 10, 2020
- Transportation Impact Study, by Traffic Planning Design, dated April 17, 2020
- Preliminary Stormwater Management Report, by D.L. Howell Associates, Inc., dated April 10, 2020
- Utilities Impact Report, by D.L. Howell Associates, Inc., dated April 10, 2020
- Recreation Impact Statement, by D.L. Howell Associates, Inc., dated April 17, 2020
- Environmental Phase I Report Checklist, by Neo-Technology Associates Inc., September 27, 2019

OTHER LOCATIONS

Alexandria, VA (703) 354-9737 Columbus, OH (614) 549-6190 Dexter, MI (517) 788-3550 Littleton, MA (978) 793-2579
Minneapolis, MN (612) 597-1589 Minneapolis, MN (612) 597-1589 Ogden, UT (801) 394-0013 Tarboro, NC (252) 641-1444
Traverse City, MI (517) 262-3376

No current architectural plans, building elevations or renderings of the proposed residential units were provided for Commonwealth's review. Therefore, other than overall site arrangement and building lot sizes, this review cannot accurately comment on the impact the final architectural design may have on the historic resources.

Historic Resources Impacted by the Proposed Project

In accordance with Section 325-92.A of the Township Zoning Ordinance, Class I, II, or III historic resources listed on the West Whiteland Township inventory that are located within the boundary of a proposed project site or within 300-feet of the boundary of a proposed project site shall be reviewed for potential adverse effect. Commonwealth's review has determined the following historic resources are subject to review.

Listed Historic Resources located within the boundary of the proposed Project Site:

None

Listed Adjacent Historic Resources within 300 feet of the proposed Project Site:

- **Site #309**– 423 E. Lincoln Highway. Exton Hotel/ Exton House/ Ship Station. Built in 1859 by James Beale. Italianate style architecture. Only resource in Township from Chester Valley Railroad.
 - Class I Historic Resource, Listed on the National Register of Historic Places.
- **Site #348**– 511 E. Lincoln Highway. Williams Deluxe Cabins. Motor inn complex built in a mix of Tudor and Spanish Colonial style. Consists of offices, cabins, and a residence.
 - Class I Historic Resource, Listed on the National Register of Historic Places.

Description of the Proposed Undertaking:

The proposed Ship Run residential development is located on a 66.9-acre section of the Laborer's Union Property. The Laborer's Union office building and associated parking will remain at the center of the property, directly adjacent to Route 30 on the north boundary. The proposed residential development will wrap around the Laborer's Union facility on the west, south and east sides. The residential development's site is currently a mix of open and wooded space, extending along the north side of the Route 30 By-Pass. The west portion of the side is adjacent to an industrial warehouse complex. The east border of the site is Ship Road.

Ship Run Developers, LLC proposes to construct a combination of single-family residences and townhomes in two distinct communities. The roadways for the single family and townhouse developments are not interconnected. 95 single family residences are proposed at the western portion of the property on 7,000 square foot lots. 53 townhomes in groups of 3, 4 and 5 units are proposed at the east section of the site, south of the proposed Wawa. The townhouses wrap in a U-shaped configuration around three existing commercial buildings on Ship Road. To reduce Ship Road traffic, A new north-south couplet road is proposed to run on the west side of the townhouses and the Wawa. The two new housing developments are separated by the couplet road, as well as an open space area at the new road's west side. The drawings indicate the project will retain approximately 51% of the overall 66.9-acre site as open space.

The drawings indicate new vegetative buffering along the western and southern boundaries of the single-family housing development. A new U-shaped vegetation barrier will separate the townhouses from the three adjacent commercial buildings. The townhouses are not substantially screened from the Wawa to the north, or Ship Road to the east.

Review of the Potential Effects on Historic Resources:

Commonwealth's review is limited to the potential for effect on the above-mentioned historic resources. Commonwealth conducted a field review at the site of the historic resources to evaluate the potential effect of the proposed project. Our comments are limited to the potential for adverse effect, and recommendations for treatment and/or mitigation.

Two existing historic resources are located within 300 feet of the proposed Ship Run property. They are the Exton Hotel (Site # 309) and The William's Deluxe Cabins (Site #348). The Exton Hotel underwent a very complete and appropriate renovation a few years ago as apartments. The Williams Deluxe Cabins are currently being renovated in a manner sympathetic to their original character. The proposed Ship Run residential development site and the existing Laborer's Union facility are directly across Route 30 from the two historic resources. However, only 5 to 10 new single-family homes at the far west section of the Ship Run property will be visible from the historic sites. They will not be an objectionable intrusion. It may be advisable to provide additional vegetative screening at the rear of the five new residences closest to Route 30. This would screen these houses from the highway and historic resources, a benefit both the new residences and the historic resources.

The east townhouse development is not within 300 feet of the historic resources at the Ship Road and Route 30 intersection. Therefore, no impact is found from the Townhouse development.

Conclusion: The proposed Ship Run residential development is generally isolated from the historic resources in the area. There is only a very minor impact on the Exton Hotel and William's Deluxe Cabin's sites. Commonwealth concludes there is no adverse effect for the Ship Run development.

Should you have any questions or comments please do not hesitate to contact me by cell at 610-350-9564 or e-mail at pyocum@chg-inc.com.

Regards,



Philip Yocum, RA, LEED AP
Preservation Architect

cc: Justin Smiley – WWT
Candice Strawley- CHG



ANDREW J. WEIR, PRESIDENT
ajweir@chg-inc.com

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May 12, 2020
WC-409

Mr. John Weller, AICP
Director of Planning and Zoning, and
West Whiteland Township Historical Commission
222 North Pottstown Pike
Exton, PA 19341

**Re: Conditional Use Application
Wawa 690 East Lincoln Highway
690 East Lincoln Highway
Exton PA., 19341**

Dear Mr. Weller,

On behalf of 690 East Lincoln Associates, LLC, a Conditional Use Application has been submitted by Buckley, Brion, McGuire & Morris, LLP for construction of a new Wawa store and additional commercial development at 690 East Lincoln Highway. The 5.299-acre property is in the eastern section of the township, bounded by the Lincoln Highway (Route 30) on the north, The Laborer's Union Property on the west and south, and the St. Mary's Chapel on the east. The property is the former site of the Entenmann's Bakery distribution facility. The project site is located within West Whiteland Township's Office/Residential (O/R) zoning district.

The applicant for the 690 East Lincoln Highway, 690 East Lincoln Associates, LLC is also a partner with Ship Run Developers on the adjacent Ship Run residential development at 500 East Lincoln Highway. However, it should be noted this project is separate from the Ship Run residential development. Although the design of the two projects is being jointly coordinated, the projects have been submitted separately for Conditional Use Approval.

In accordance with the West Whiteland Township Zoning Ordinance, Article XVI: Historic Preservation, Commonwealth Heritage Group (hereinafter Commonwealth) has reviewed the proposed undertaking for potential impacts to the Township's designated historic resources. For this review Commonwealth utilized the following submission documents:

- The Conditional Use Application Narrative, dated April 21, 2020
- Conditional Use Plans, Drawings 1 thru 7, by D.L. Howell Associates, Inc., dated April 10, 2020
- Preliminary Stormwater Management Report, by D.L. Howell Associates, Inc., dated April 10, 2020
- Utilities Impact Report, by D.L. Howell Associates, Inc., dated April 10, 2020
- Recreation Impact Statement, by D.L. Howell Associates, Inc., dated April 17, 2020

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Traverse City, MI (517) 262-3376

- Phase I Environmental Site Assessment, by GES, dated January 31, 2018

No current architectural plans, building elevations or renderings of the proposed structures were provided for Commonwealth's review. Therefore, other than overall site arrangement and building lot sizes, this review cannot accurately comment on the impact the final architectural design may have on the historic resources.

Historic Resources Impacted by the Proposed Project

In accordance with Section 325-92.A of the Township Zoning Ordinance, Class I, II, or III historic resources listed on the West Whiteland Township inventory that are located within the boundary of a proposed project site or within 300-feet of the boundary of a proposed project site shall be reviewed for potential adverse effect. Commonwealth's review has determined the following historic resources are subject to review.

Listed Historic Resources located within the boundary of the proposed Project Site:

None

Listed Adjacent Historic Resources within 300 feet of the proposed Project Site:

- **Site #032**– Ship Road and E. Lincoln Highway. St. Mary's Chapel. Built 1873 as mission church from St. Joseph's parish in Downingtown.
 - Class I Historic Resource, Eligible for listing on the National Register of Historic Places.
- **Site #311**– 100 North Ship Road. Ship Inn. Built in 1796 by John Bowen innkeeper, for the new Lancaster Turnpike coach trade.
 - Class I Historic Resource, Listed on the National Register of Historic Places.
- **Site #343**– 701 E. Lincoln Highway. Rectory, Saints Philip and James. Contains a 1726 datestone in the fireplace.
 - Class III Historic Resource, Listed on Historical Resource Inventory.

Description of the Proposed Undertaking:

The proposed commercial development at 690 East Lincoln Highway consists of a new Wawa convenience store with a gas island facing Route 30, and two commercial buildings at the south (rear) portion of the property. To reduce Ship Road traffic, the 5.299-acre parcel will be bounded on the west by a new north-south couplet road. The road will create a new traffic intersection at the northwest corner of the Wawa site. The two commercial buildings will have areas of 10,540 square feet and 6,900 square feet. They are assumed to be one story buildings. Two existing commercial buildings currently on the site will be removed. A total of 168 parking spaces will be provided to serve the three commercial buildings. A new entrance drive will be located at south (rear) side of the commercial site. This new roadway will serve the office buildings and the proposed townhouses on the south side of the entrance drive.

A large detention basin is proposed at the northeast corner for the site, immediately west of St. Mary's Chapel. The landscaped area at the basin appears to provide a 110-foot-wide east-to-west buffer between the Wawa parking lot curb and the existing property boundary at St. Mary's Chapel. The chapel is approximately 30 feet from the property line, so the total distance to the chapel is approximately 140 feet. The overall area around the basin is approximately 300 feet deep north-to-south along the west side of the chapel site. The basin area is indicated to be heavily landscaped. That will help mitigate the obvious visual impact of the Wawa parking lot

on St. Mary's Chapel. The landscaped basin area will also mitigate the impact on the Ship Inn which is directly North of St. Mary's Chapel at the Route 30 and Ship Road intersection. Similarly, the Rectory at Saints Philip and James will be screened.

Review of the Potential Effects on Historic Resources:

Commonwealth's review is limited to the potential for effect on the above-mentioned historic resources. Commonwealth conducted a field review at the site of the historic resources to evaluate the potential effect of the proposed project. Our comments are limited to the potential for adverse effect, and recommendations for treatment and/or mitigation.

Three existing historic resources are located within 300 feet of the proposed Wawa convenience store and associated commercial buildings. They are the St. Mary's Chapel (Site #032), Ship Inn (Site # 311) and The Rectory of Saints Philip and James (Site # 343) Together, these buildings form one of the historic village intersections in West Whiteland Township. The irony is that these early commercial centers still provide a logical location for community commerce, although the scale and visibility of our modern commercial structures do pose a threat to the visual character of these historic settings. Other than prohibiting new development, the key is to find ways to mitigate the negative effects.

No renderings were provided to Commonwealth; therefore, our comments are not on the specific architectural design, but rather the visual impact of a typical "Super Wawa". There is no doubt the new Wawa convenience store, with highly visible signage and a brightly lit parking lot and fueling station, will be a visual intrusion on this sleepy intersection. It should be noted there is already some intensive daytime commercial activity in this area, such as the fuel tank facility on the north side of Route 30. The Wawa will be a more intensive use. Our review shows there will be an adverse effect on the three referenced historic resources. However, the proposed design has been developed to minimize the impact on the three historic resources clustered at the Route 30 and Ship Road intersection. The location of the detention basin open space and associated landscaping have the potential to provide adequate screening.

Conclusion: The proposed commercial development at 690 East Lincoln Highway will have an adverse effect on the referenced historic resources, but the project design as presented provides reasonable mitigation. Because the mitigation depends on vegetative screening, the specified plantings should provide year-round coverage. Approvals should also require plant maintenance and replacement in perpetuity. The final architectural design of the Wawa and other commercial buildings should be in character of West Whiteland Township, and submitted for final review and comment by the Historical Commission.

Should you have any questions or comments please do not hesitate to contact me by cell at 610-350-9564 or e-mail at pyocum@chg-inc.com.

Regards,



Philip Yocum, RA, LEED AP
Preservation Architect

cc: Justin Smiley – WWT
Candice Strawley- CHG